

**SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM**

SUBJECT: REQUEST FOR SIDE YARD SETBACK VARIANCES FROM 10 FT TO 1 FT FOR A PROPOSED HOME IN THE R-1AA (SINGLE-FAMILY DWELLING DISTRICT).

DEPARTMENT: Planning & Development **DIVISION:** Planning

AUTHORIZED BY:  Earnest McDonald **CONTACT:** Francisco Torregrosa **EXT.** 7387

Agenda Date 08-25-03 **Regular** ☐ **Consent** ☒ **Public Hearing – 6:00** ☐

MOTION/RECOMMENDATION:

1. **APPROVE** THE REQUEST FOR SIDE YARD SETBACK VARIANCES FROM 10 FT TO 1 FT FOR A PROPOSED HOME IN THE R-1AA (SINGLE-FAMILY DWELLING DISTRICT); OR
2. **DENY** THE REQUEST FOR SIDE YARD SETBACK VARIANCES FROM 10 FT TO 1 FT FOR A PROPOSED HOME IN THE R-1AA (SINGLE-FAMILY DWELLING DISTRICT); OR
3. **CONTINUE** THE REQUEST TO A TIME AND DATE CERTAIN.

(Commission District #3, Van Der Weide)

(Francisco Torregrosa, Planner)

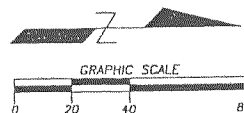
GENERAL INFORMATION	MIKE WHITE & FLORIDA BOAT DOCKS 1201 E. SEMINOLE BLVD SANFORD, FL 32771	R-1AA DISTRICT, LDC SECTION 30.206(b)
BACKGROUND / REQUEST	<ul style="list-style-type: none"> • THE APPLICANT PROPOSES TO CONSTRUCT A DOCK AND BOATHOUSE THAT WOULD ENCROACH 9 FT INTO THE 10 FT EAST AND WEST SIDE YARD SETBACKS. • THE AFOREMENTIONED VARIANCES ARE THEREBY REQUESTED. 	
STAFF FINDINGS	<ul style="list-style-type: none"> • THE APPLICANT HAS SATISFIED THE CRITERIA FOR THE GRANT OF A VARIANCE, AS STATED IN LDC SECTION 30.43(b)(3). STAFF HAS DETERMINED THAT: <ul style="list-style-type: none"> ○ THE SUBJECT PROPERTY IS AN ASSYMETRICAL (TRANGULAR) LOT WHICH NARROWS IN WIDTH TOWARD THE LOCATION OF THE PROPOSED IMPROVEMENTS. FOR THIS REASON, THE PROPOSED DOCK AND BOATHOUSE WOULD NOT COMPLY WITH THE MINIMUM SETBACK STANDARD. THE IRREGULAR LOT SHAPE THEREBY CONSTITUTES A HARDSHIP. 	

	<ul style="list-style-type: none">○ THE APPLICANT WOULD BE DEPRIVED THE REASONABLE USE OF THE SUBJECT PROPERTY WITHOUT THE REQUESTED VARIANCES.
STAFF RECOMMENDATION	<p>STAFF THEREBY RECOMMENDS THE BOARD OF ADJUSTMENT APPROVE THE VARIANCE REQUESTED AND MAKE THE APPROPRIATE FINDINGS OF FACT. IF THE BOARD SHOULD DECIDE TO GRANT A VARIANCE, STAFF RECOMMENDS THE IMPOSITION OF THE FOLLOWING CONDITIONS:</p> <ul style="list-style-type: none">• ANY VARIANCE GRANTED SHOULD APPLY ONLY TO THE PROPOSED DOCK AND BOATHOUSE AS DEPICTED ON THE ATTACHED SITE PLAN; AND• ANY ADDITION CONDITIONS DEEMED APPROPRIATE BY THE BOARD, FOLLOWING INFORMATION PRESENTED AT THE PUBLIC HEARING.

BOUNDARY SURVEY

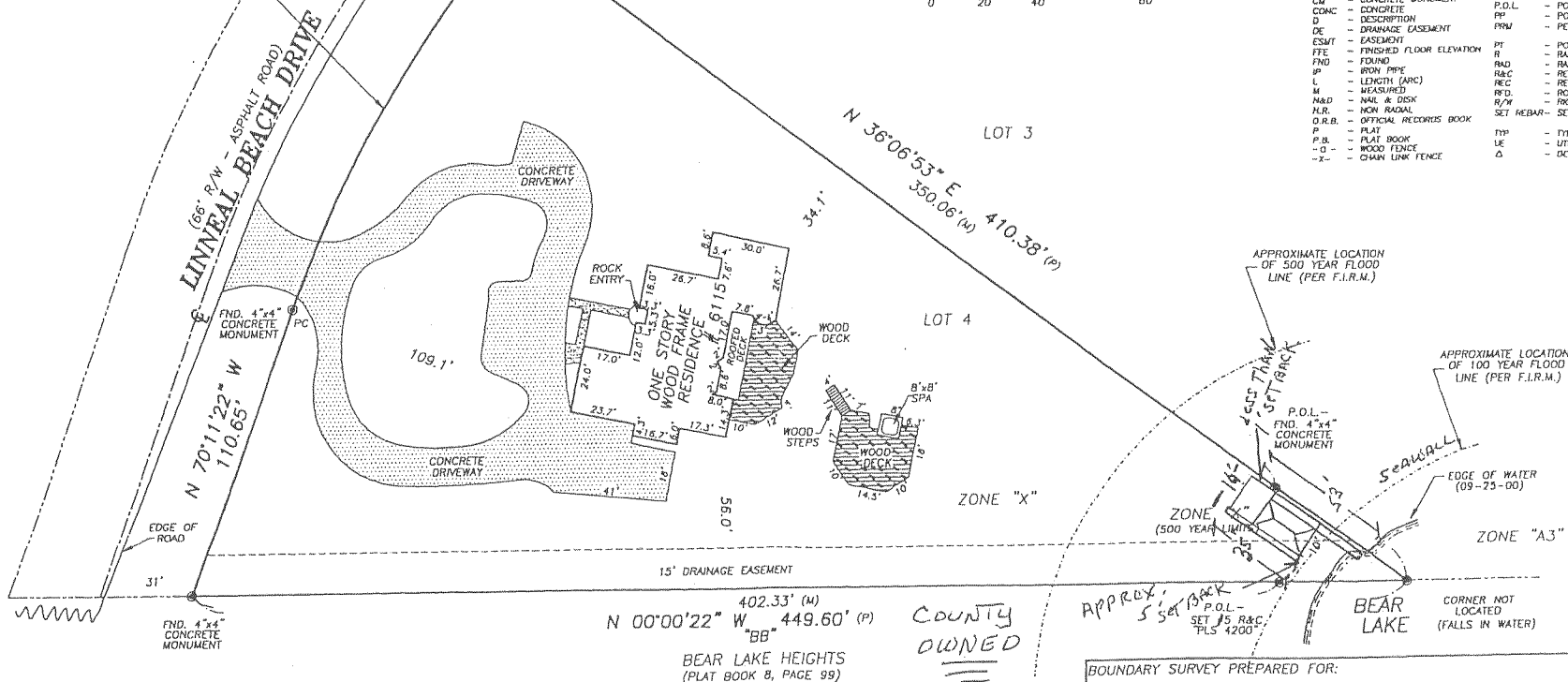
LEGAL DESCRIPTION:
LOT 4, BEAR LAKE ESTATES, FIRST ADDITION,
ACCORDING TO THE PLAT THEREOF,
AS RECORDED IN PLAT BOOK 21, PAGE(S) 50,
PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

$R=437.95'$
 $\Delta=21^{\circ}00'14''$
 $L=160.55'$



LEGEND

C	- CALCULATED	PC	- POINT OF CURVATURE
CL	- CENTERLINE	PI	- PAGE
CB	- CONCRETE BLOCK	PI	- POINT OF INTERSECTION
CM	- CONCRETE MONUMENT	P.O.B.	- POINT OF BEGINNING
CONC	- CONCRETE	P.O.L.	- POINT ON LINE
D	- DESCRIPTION	PP	- POWER POLE
DE	- DRAINAGE EASEMENT	PRM	- PERMANENT REFERENCE MONUMENT
CSMT	- EASEMENT	PT	- POINT OF TANGENCY
FTE	- FINISHED FLOOR ELEVATION	R	- RADIUS
FND	- FOUND	RND	- RADIAL
IP	- IRON PIPE	R&C	- REBAR & CAP
L	- LENGTH (ARC)	REC	- RECOVERED
M	- MEASURED	RFD	- ROOTED
N&D	- NAIL & DISK	R/W	- RIGHT-OF-WAY
N.R.	- NON RADIAL	SET REBAR	- SET 5/8" REBAR & CAP PLS 4200"
O.R.B.	- OFFICIAL RECORDS BOOK	TPP	- TYPICAL
P	- PLAT	UE	- UTILITY EASEMENT
P.B.	- PLAT BOOK	Δ	- DELTA (CENTRAL ANGLE)
-D-	- WOOD FENCE		
-S-	- CHAIN LINK FENCE		



NOTES:

- > SURVEY IS BASED UPON THE LEGAL DESCRIPTION SUPPLIED BY CLIENT.
- > BEARING STRUCTURE IS BASED UPON THE LINE DENOTED WITH "BB".
- > SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS OF RECORD.
- > UNDERGROUND UTILITIES AND FOOTERS HAVE NOT BEEN LOCATED UNLESS OTHERWISE NOTED.
- > THIS PROPERTY IS IN A FLOOD PRONE AREA, ZONE "A3 & X", BASED ON FLOOD INSURANCE RATE MAP 120289 PANEL NO. 0115 E DATED 4-17-95.
- > FLOOD ZONE DETERMINATION SHOWN HEREON IS SUBJECT TO FINAL APPROVAL BY F.E.M.A.

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED UNDER MY DIRECTION ON THE DATE SHOWN, BASED ON INFORMATION FURNISHED TO ME AS NOTED AND CONFORMS TO THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA IN ACCORDANCE WITH CHAPTER 600.07-6 FLORIDA ADMINISTRATIVE CODE.

JAMES P. IRELAND PLS 4200 LB 5687

THIS SURVEY IS INTENDED ONLY FOR THE USE OF SHAD CERTIFIED PARTIES. THIS SURVEY NOT VALID UNLESS SIGNED AND CORRECTED WITH SURVEYOR'S SEAL.

BOUNDARY SURVEY PREPARED FOR:

BRADLEY A. STALEY & TIMOTHY C. TOWEY

SCALE: 1"= 40'	APPROVED BY: JPI	DRAWN BY: SP
FIELD DATE: 09-25-00		REVISED BY:
BOUNDARY SURVEY CERTIFIED TO: FIRST AMERICAN TITLE INSURANCE COMPANY WASHINGTON MUTUAL BANK, F.A. BRADLEY A. STALEY & TIMOTHY C. TOWEY		
BEAR LAKE ESTATES	(FIELD: R.C., M.E., J.F.)	FILE NO. 1499-00(RP)

IRELAND SURVEYING, INC.
6001 BRICK COURT
SUITE 117
WINTER PARK, FLORIDA
32792
PH# (407) 678-3366
FAX# (407) 671-6678

**VARIANCE
APPLICATION TO THE SEMINOLE COUNTY
BOARD OF ADJUSTMENT**

COPY

APPLICANT: MIKE WHITE (owner- BRAD STALEY)

COMPLETE MAILING ADDRESS: 1201 E. SEMINOLE BLVD SANFORD FL. 32771

PHONE: WORK: 407-302-0045 HOME: SAME FAX: _____

CELL PHONE: 321-228-6444 Email: _____

PROPERTY OWNER OF RECORD: BRAD STALEY

SITE OF REQUEST: 6115 LINEAL BEACH DR. APOKA FL. 32703

STATEMENT OF HARDSHIP: LOT IS PIE SHAPED AND HAS LITTLE ROOM

REQUEST: MINIMAL 1ft. SET BACK FROM THE LEFT SIDE OF LOT #3

AND APPROX. 5ft. FROM RIGHT COUNTY OWNED

LEGAL DESCRIPTION OF PROPERTY: LEG LOT #4 , BEAR LAKE ESTATES

1st ADD PB. 21 PG. 50

TAX PARCEL ID NO. 19-21-29-511-0000-0040

KNOWN CODE ENFORCEMENT VIOLATIONS ON PROPERTY: ? NONE

EACH APPLICATION WILL BE ACCOMPANIED BY THE FOLLOWING:

Applicant must be the property owner. Someone other than the property owner may act on the property owner's behalf at the public hearing; however, a letter of authorization from the property owner must be submitted to the County. One 8.5" X 14" site plan and application fee.

SIGNATURE OF APPLICANT: Mike White DATE: 7-11-03

FOR OFFICE USE ONLY	
FEE: <u>150⁰⁰</u>	CK# <u>4117</u> RECEIPT# _____ DATE _____ ZONING DISTRICT: _____
FURTHER DESCRIBED AS: _____	
LOT SIZE: _____	
PROCESSING:	
A. LEGAL AD TO NEWSPAPER _____	B. NOTICE TO PROPERTY OWNERS _____
C. PLACARDS / NOTICE _____	D. PROJECT NO. <u>03 30000111</u>
E. BOARD ACTION / DATE _____	F. LETTER TO APPLICANT _____
G. PUD SETBACKS _____	

INITIAL CONFERENCE _____

BCC DISTRICT _____

PLANNER _____

FILE NO. BV 2003-106

MEETING DATE August 25, 2003

July 10, 2003

Seminole County Building Dept.

This letter is to authorize
Mike White of Florida Boat Docks
and Sea Walls to act as my
agent for pulling permit or
variance at my residence at
6115 Linnel Beach Dr. Apopka,
Florida. 32703.

Yours Truly,
Bradley A. Staley

STATE OF FLORIDA
COUNTY OF ORANGE



Barbara A. Afonso
My Commission DD043800
Expires July 22 2005

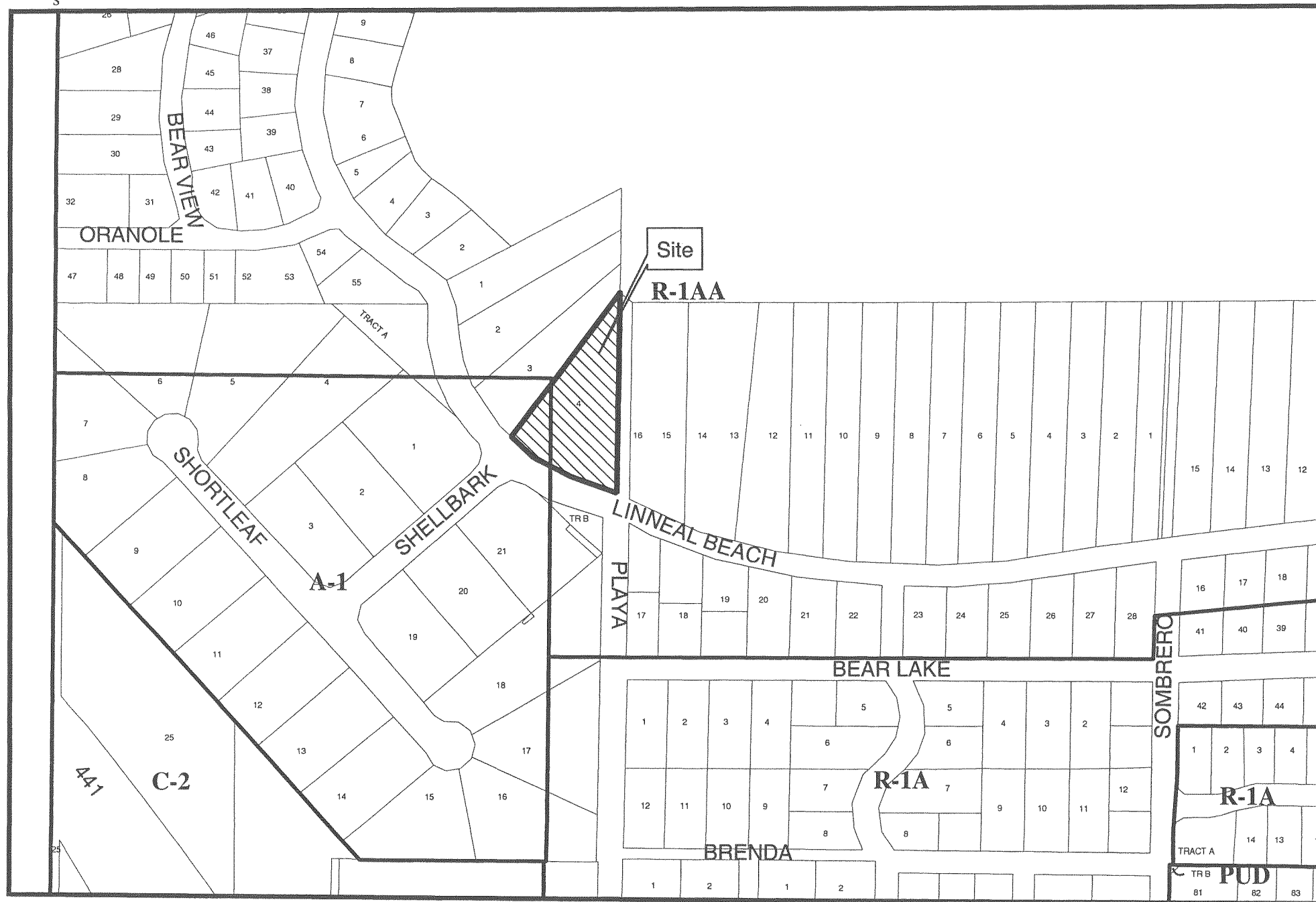
JULY 10th 2003

FDL 534006152121-0

Barbara A. Afonso
10/20/03



Mike White 6115 Lineal Beach Drive



0 150 300 600 Feet